

OPERATIONAL CHARACTERISTICS – 1331 W Imperial Hwy

Subject: Conditional Use Permit (CUP) for On-Site Beer and Wine (Type 41 ABC License)
Project: Cocori K-Food and Pub (Korean Restaurant)
Address: 1331 W Imperial Highway, La Habra, CA

Below is a detailed summary of the proposed operational characteristics for "Cocori K-Food and Pub," a full-service, *bona fide* Korean restaurant.

1. Days and Hours of Operation

- The proposed hours of operation for the restaurant will be:
 - **Monday - Sunday:** 11:00 a.m. to 12:00 a.m. (Midnight)
- These hours are consistent with other full-service dining establishments located within a general commercial corridor.

2. Number of Employees

- The restaurant anticipates employing approximately **8 to 10** individuals, including kitchen staff, servers, and management.

3. Complete Description of Services Provided

- **Primary Use (Restaurant):** Cocori K-Food and Pub will be a *bona fide* full-service restaurant, operating as a "K-Food" (Korean Food) establishment. The primary business is the service of food, with the sale of alcohol being incidental to the dining experience.
- **Concept & Menu:** The concept is modeled after the applicant's successful sister restaurant, Luv Dduk in Cerritos, which is well-regarded as a high-quality "Korean comfort food" or "Korean pub" destination. The menu will specialize in:
 - **Signature Korean Dishes:** Such as Tteok-bokki (spicy rice cakes), Budae-jjigae (Army Stew), and Korean Fried Chicken.
 - **Modern Korean Fare:** Including popular dishes like Bulgogi Cheese Fries, Kimchi Fried Rice, and various noodle dishes.
 - **Shared Plates:** The menu is designed to foster a social dining experience, with many dishes served in portions suitable for sharing among friends and family.
- **Alcohol Service (Type 41 License):**
 - The restaurant is seeking a Type 41 ABC License to serve **beer and wine only**.
 - No distilled spirits (hard liquor) will be sold or permitted on the premises.
 - All alcohol service will be provided in conjunction with the purchase of a meal, served to patrons seated at tables. This is not a "bar" or "tavern"; it is a restaurant that serves beer and wine.
- **Entertainment:**
 - There will be **no live entertainment** (e.g., bands, DJs, karaoke) on the premises.
 - Ambient, pre-recorded music will be played at a low volume to create a comfortable dining atmosphere, consistent with a typical restaurant setting.